

CHARACTER OFFICES WITH PARKING - TO LET



Town centre office in Beaconsfield

23 Gregories Road,
Beaconsfield, HP9 1HH



Location:

Prominent location in the centre of Beaconsfield New Town within 5 minutes' walk of Beaconsfield Train Station and within minutes of coffee shops, retailers, and restaurants. Good communications with Junction 2 of the M40 approximately 2 miles away.

Description:

1st floor offices accessed via rear staircase, with storage and kitchen facilities. The property also comes with two private car parking spaces to the rear.

Local occupiers include Marks and Spencer, Costa Coffee, WH Smith, Sainsbury's, Gails Bakery and Waitrose.

1st Floor offices providing the following approximate areas.

1 st Floor Offices	729 sq ft
-------------------------------	-----------

Rent:

£19,000 pax

EPC:

D83

Rates:

The VOA website shows a rateable value of £9,900. Interested parties are advised to seek independent advice.

Legal costs:

Each party to bear their own professional costs.

Viewing:

For further information or an appointment to view, please contact Connor Harrington on: 01494 689 604 or email ch@jaggardmacland.co.uk alternatively contact Bill Harrington on 01494 689 602 or email bh@jaggardmacland.co.uk

Nov-21

Important notice

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Tel: 01494 677755

Jaggard Macland LLP
McBride House
32 Penn Road
Beaconsfield
Bucks
HP9 2FY

01494 677755
info@jaggardmacland.co.uk
www.jaggardmacland.co.uk

